

Town Planning 4/0469/80

Ref. No. ....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Alban Developments Ltd.,  
2 Manor Drive,  
Chiswell Green,  
ST. ALBANS,  
Herts.

15 Houses and garages with estate road and  
repositioning of 2 houses previously permitted  
at Site of 24 London Road, Markyate.

Brief  
description  
and location  
of proposed  
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 18th March, 1980, and received with sufficient particulars on 18th March, 1980, and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority and the development hereby permitted shall be constructed in the materials as so approved.
- (3) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (4) No work shall be started on the development hereby permitted until details of boundary treatment have been submitted to, and approved by, the local planning authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) & (4) To ensure satisfactory appearance.
- (3) & (6) To maintain and enhance visual amenity.
- (5) In the interests of visual amenity.
- (7) To ensure proper development and satisfactory visual and general amenity.
- (8) To ensure the proper and satisfactory layout and development of the site.
- (9) Any extension to the proposal hereby permitted would result in overdevelopment of this limited site to the detriment of general and visual amenity.

Dated.....8th.....day of.....May.....19 80.

Signed.....

Designation ..Director of Technical Services.

#### NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

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Conditions continued....

(5) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

(6) The existing natural hedge on the south-western, north-western and south-eastern boundaries of the site shall be retained and thickened where necessary and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works.

(7) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, no gate, fence, wall, hedge or other means of enclosure shall be erected or constructed in front of any building hereby permitted without the express written permission of the local planning authority.

(8) Full constructional details of the road including footways and lighting shall be submitted to, and approved by, the local planning authority before any work is commenced on site and the development hereby permitted shall be carried out as so approved.

(9) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to <sup>any</sup> ~~the~~ building hereby permitted without the express written permission of the local planning authority.

Dated 8th day of May, 1980.

  
Signed.....

Designation Director of Technical Services